

035.0

0002

0029.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

756,400 / 756,400

USE VALUE:

756,400 / 756,400

ASSESSED:

756,400 / 756,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
52-54		HILTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TORCHIA ROSEMARIE/ LIFE ESTATE	
Owner 2:	
Owner 3:	

Street 1: 52 HILTON ST
Street 2:

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER	
Owner 1: TORCHIA ROSEMARIE -	
Owner 2: -	
Street 1: 52 HILTON ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains .093 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 1968 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes	
Code		Fact		PriceUnits			Factor	Value	Price			Influ	Mod							Value	Class	%	Land	Code			
104	Two Family		4043		Sq. Ft.	Site		0	64.	1.34	3									346,425							346,400

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4043.000	405,300	4,700	346,400	756,400		24280
							GIS Ref
							GIS Ref
							Insp Date
							11/01/18

PREVIOUS ASSESSMENT								Parcel ID	035.0-0002-0029.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	405,300	4700	4,043.	346,400	756,400		Year end	12/23/2021
2021	104	FV	387,200	4700	4,043.	346,400	738,300		Year End Roll	12/10/2020
2020	104	FV	387,400	4700	4,043.	346,400	738,500	738,500	Year End Roll	12/18/2019
2019	104	FV	304,400	4700	4,043.	313,900	623,000	623,000	Year End Roll	1/3/2019
2018	104	FV	304,400	4700	4,043.	297,700	606,800	606,800	Year End Roll	12/20/2017
2017	104	FV	286,000	4700	4,043.	259,800	550,500	550,500	Year End Roll	1/3/2017
2016	104	FV	286,000	4700	4,043.	221,900	512,600	512,600	Year End	1/4/2016
2015	104	FV	255,600	4700	4,043.	205,700	466,000	466,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
TORCHIA ROSEMAR	1581-111	1	11/8/2021	Convenience		1	No	No					
TORCHIA ROSEMAR	1366-60		3/17/2009	Family		1	No	No					
	828-140		1/1/1901	Family			No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/30/2009	651	Wood Dec	11,000						11/1/2018	MEAS&NOTICE	HS	Hanne S					
									1/22/2009	Meas/Inspect	189	PATRIOT					
									3/17/2000	Inspected	264	PATRIOT					
									3/2/2000	Measured	197	PATRIOT					
									4/1/1988		RG						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:	CRAWL SPACE OF-BMT SINK.																					
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:																						
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:																						
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:																						
Frame: 1 - Wood				A HBth:	Rating:																						
Prime Wall: 1 - Wood Shingle				OthrFix: 1	Rating: Average																						
Sec Wall:		%		Kits: 2	Rating: Average	RESIDENTIAL GRID																					
Roof Struct: 1 - Gable				A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units 1																					
Roof Cover: 1 - Asphalt Shgl				Frl:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																					
Color: BROWN				WSFlue:	Rating:	Other																					
View / Desir:						Upper																					
GENERAL INFORMATION						Lvl 2																					
Grade: C - Average						Lvl 1																					
Year Blt: 1922	Eff Yr Blt:					Lower																					
Alt LUC:	Alt %:																										
Jurisdct:	Fact: .																										
Const Mod:																											
Lump Sum Adj:																											
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL							
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	5	2						SFL	Second Floor	1,008	208.780	210,446						
Sec Int Wall:		%		Floor:				Additions:	1	6	2						BMT	Basement	960	62,630	60,128						
Partition: T - Typical				% Own:				Kitchen:									FFL	First Floor	960	208.780	200,425						
Prim Floors: 3 - Hardwood				Name:				Baths:									OPP	Open Porch	240	22.910	5,498						
Sec Floors:		%		Total:	31 %			Plumbing:									EFP	Enclos Porch	128	47.520	6,083						
Bsmnt Flr: 12 - Concrete								Electric:									WDK	Deck	84	15.680	1,317						
Subfloor:								Heating:																			
Bsmnt Gar:								General:																			
Electric: 3 - Typical																											
Insulation: 2 - Typical																											
Int vs Ext: S																											
Heat Fuel: 1 - Oil																											
Heat Type: 5 - Steam																											
# Heat Sys: 2																											
% Heated: 100		% AC:																									
Solar HW: NO	Central Vac: NO																										
% Com Wal		% Sprinkled																									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS																PARCEL ID 035.0-0002-0029.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
3	Garage	D	Y	1	19X19	A	AV	1922	21.93	T	40	104			4,700			4,700									
More: N	Total Yard Items:	4,700	Total Special Features:		Total:	4,700																					
IMAGE																AssessPro Patriot Properties, Inc											
																											